

Applicants request a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-3/sc (Residential/special contract) zone.

This would permit a 23' by 21' carport that is proposed to encroach into the front yard setback and to be located to within 1 foot of the front property line.

The required front and rear yard cumulative setback total is 50 feet in the R-3/sc zone district.

**BACKGROUND**

The applicants are requesting a carport which will encroach in the front yard setback. According to the submitted plans, the other additions at the front of the house do not encroach into the required front yard setback. The drawings indicate that the carport will not rise higher than the roof of the house and will match the house in design and materials. Building Permits & Inspections has reviewed and provided written approval of the carport structural plans.

**CALCULATIONS**

Permitted carport area = 533 sq. ft. (2,668 sq. ft. first floor area, existing and proposed, under roof ÷ 5)

Requested area of carport = 483 sq. ft. (23' x 21')

Required front and rear yard setback total = 50'

Requested front yard setback = 1'

**STAFF RECOMMENDATION**

Staff recommendation is for approval of the carport as it meets the requirements of the Special Exception J.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, shall be open on three sides, shall be attached to the main structure and shall rise no higher than the highest point of the roof of the dwelling;
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling and shall be measured as the area covered by the carport roof, to include overhangs;
5. Elevation drawings of the proposed structure shall be submitted;
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."

*Dedicated to Outstanding Customer Service for a Better Community*

S E R V I C E   S O L U T I O N S   S U C C E S S

ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT  
Building Permits & Inspections Division



MEMORANDUM

TO:           Zoning Board of Adjustment Staff

FROM:       Juan Estala, Chief Plans Examiner, Building Permits and  
              Inspections Division

SUBJECT:   CARPORT CASE FOR February 13, 2012 ZBA MEETING

DATE: February 8, 2012

I have reviewed the plans for ZBA case PZBA12-0002 located at 5853 Clydesdale Drive. The applicant is requesting a Special K Exception under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found acceptable.

This letter is written pursuant to Title 2.16.050 K 2. And provides written approval for the carport design based upon structural design considerations from the Building Permits and Inspections Division of the Engineering & Construction Management Department.

*Juan Estala*

Mayor  
John F. Cook

City Council

District 1  
Ann Morgan Lilly

District 2  
Susie Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Dr. Michiel R. Noe

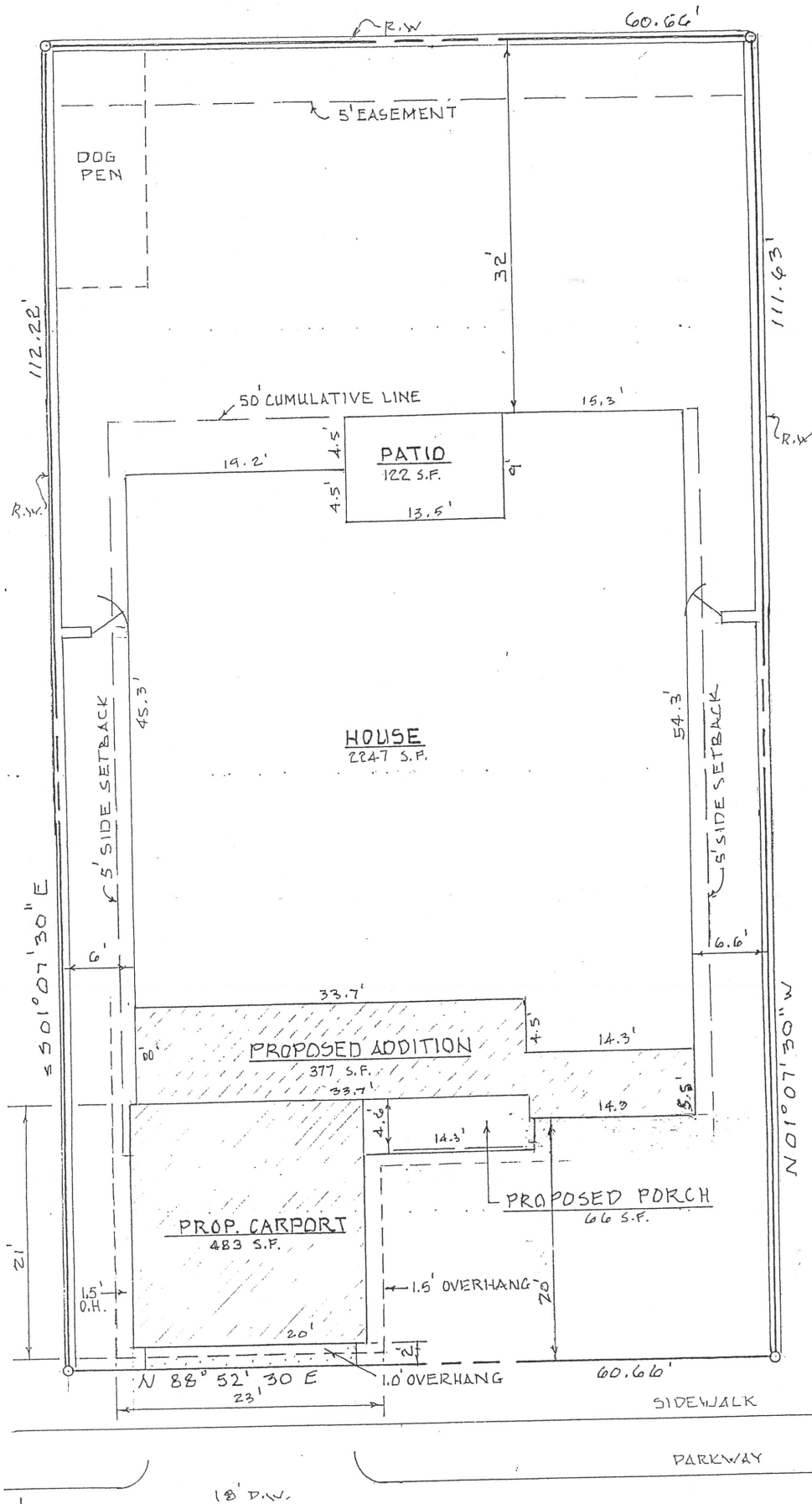
District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Cortney Carlisle Niland

City Manager  
Joyce A. Wilson





PLOT

PLAN

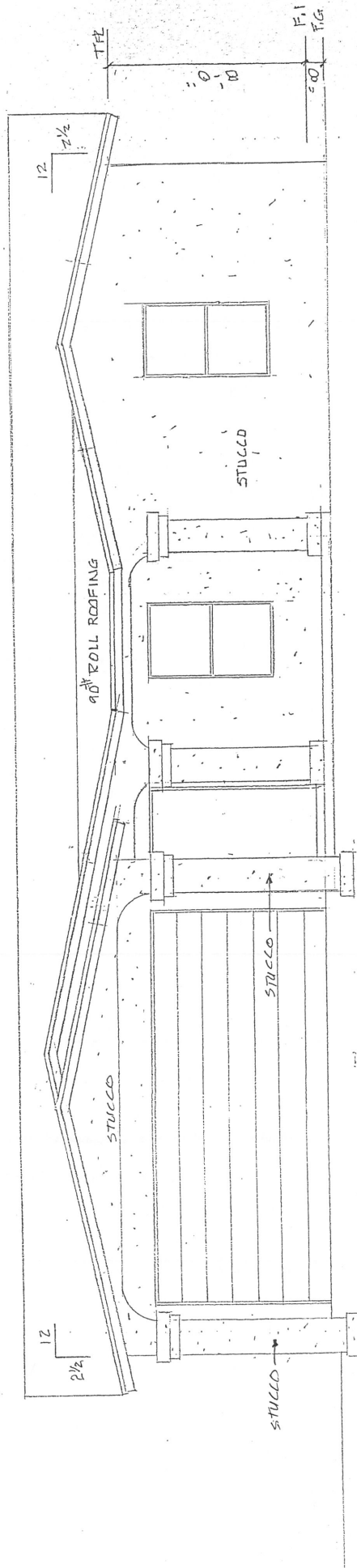
1" = 10'

OWNERS: ESCALERA, JUAN A. & MARIA L.  
 ADDRESS: 5853 CLYDESDALE  
 LEGAL DESCRIPTION: LOT-2, BLK-23 MCCOMBS ADDN.

EXIST. + PROPOSED  
 AREA UNDER ROOF  
 = 2668 S.F.

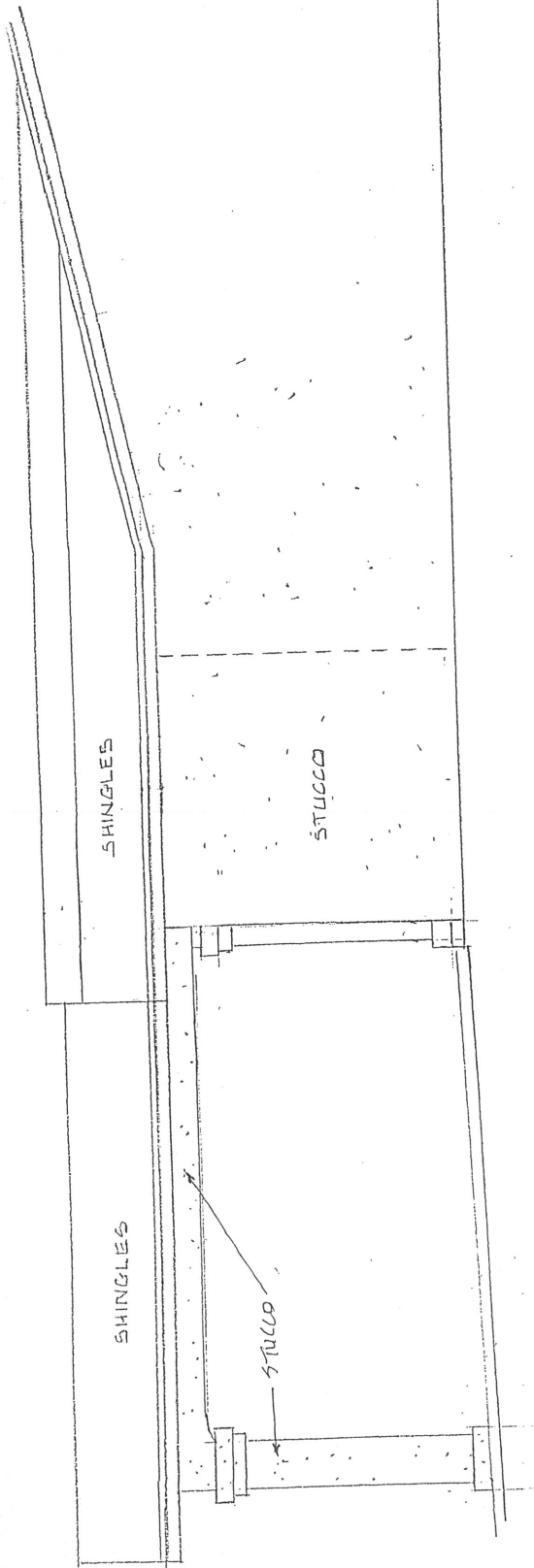
OWNER: ESCALERA, JUAN A. & MARIA L.  
 ADDRESS: 5853 CLYDESDALE  
 LEGAL DESCRIPTION: LOT-2 BLK-23  
 MCCOMB'S ADDN.

1" = 20'



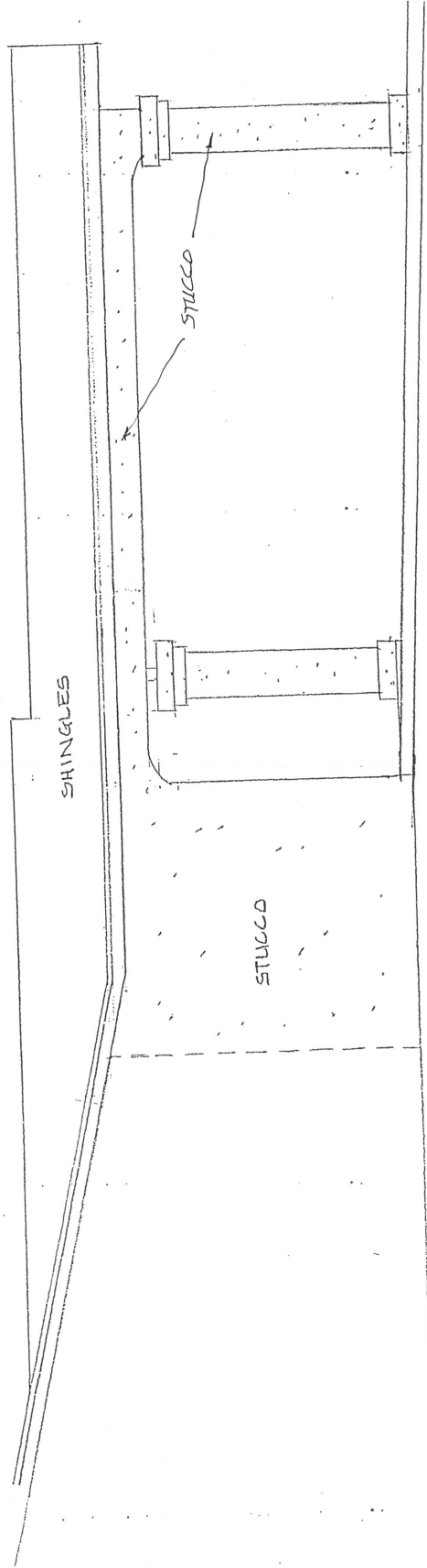
FRONT ELEVATION  
 $\frac{1}{4}"$

\* STRUCTURE & MATERIALS SHALL MATCH EXIST. HOUSE



LEFT SIDE ELEVATION  
1/4"

\* STRUCTURE & MATERIALS SHALL MATCH EXIST. HOUSE



RIGHT SIDE ELEVATION  
1/4"

STRUCTURE & MATERIALS SHALL MATCH EXIST. HOUSE

**MiTek Industries, Inc.**

7777 Greenback Lane  
Suite 109  
Citrus Heights, CA, 95610  
Telephone 916/676-1900  
Fax 916/676-1909

Re: 12-01007

Escalera Residence/5853 Clydesdale

The truss drawing(s) referenced below have been prepared by MiTek Industries, Inc. under my direct supervision based on the parameters provided by BMC West-El Paso, TX.

Pages or sheets covered by this seal: R34055031 thru R34055034

My license renewal date for the state of Texas is December 31, 2012.

Texas COA: F-12513

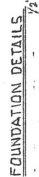
Lumber design values are in accordance with ANSI/TPI 1 section 6.3  
These truss designs rely on lumber values established by others.



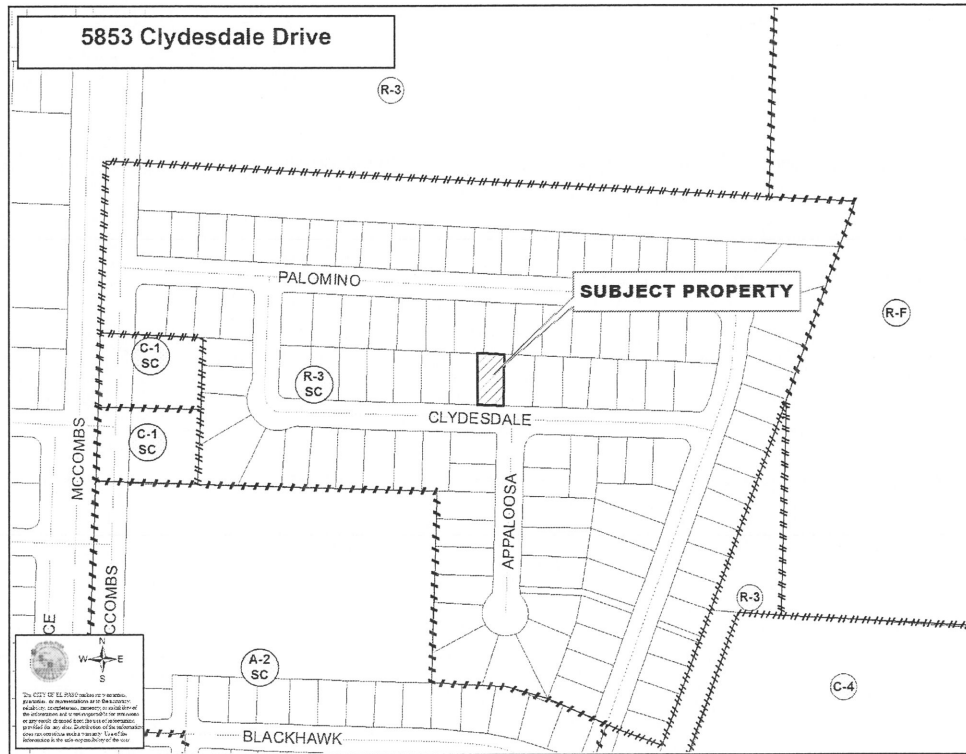
January 17, 2012

Ong, Choo Soon

The seal on these drawings indicate acceptance of professional engineering responsibility solely for the truss components shown. The suitability and use of this component for any particular building is the responsibility of the building designer, per ANSI/TPI 1.



# ZONING MAP



# NOTIFICATION MAP

